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INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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July 24, 2006

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

FOR PURPOSES OF CONSIDERATION OF Mesa Grande Wireless Telecommunication Facility; P06-096; ER 06-10-012

1. Project Number(s)/Environmental Log Number/Title:

P06-096/ER 06-10-012/Mesa Grande Wireless Telecommunication Facility

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. a. Contact Marcus Lubich, Project Manager
b. Phone number: (858) 694-8847
c. E-mail: marcus.lubich@sdcounty.ca.gov.

4. Project location:

The project site is located at Highway 79, Santa Ysabel CA, 92070 in the North Mountain Community Planning Area in the unincorporated portion of San Diego County. (APN 247-031-02)

Thomas Brothers Coordinates: Page 409, Grid K/10

5. Project Applicant name and address:

Karen Adler
302 State Place
Escondido, CA 92029

6. General Plan Designation
Community Plan: North Mountain
Land Use Designation: (20) General Agriculture
Density: 0.025 du/ 1 acre
7. Zoning
Use Regulation: A72
Minimum Lot Size: 0.025 du/ 1 acre
Special Area Regulation: A
8. Description of project

The project is a Major Use Permit to construct and operate an unmanned wireless telecommunication facility. A total of four wireless carriers would share space within one proposed lease area.

The project consists of a 60-foot high faux monobroadleaf tree tower. The tower would have lease space for up to four wireless carriers to operate and maintain antennas on the faux monobroadleaf tree. The four wireless carriers would each operate and maintain 12 panel antennas within 3 arrays (4 antennas per array) and 1 microwave antenna at different vertical points along the faux tree. Therefore, the faux monobroadleaf would support a total of 48 panel antennas and 4 microwave antennas.

Support equipment for all four carriers would be located within the 2,199 square foot lease area. The lease area would be enclosed by a 6 foot tall CMU block wall with 12' solid, corrugated metal access gate. Within the lease area, support equipment for Verizon would include a 30kW Generac standby generator on a 50 square foot concrete pad and a pre-cast concrete equipment shelter (11.5'x16'x10'). Support equipment for Sprint/Nextel would include a pre-cast concrete equipment shelter (12x20'x10'). Support equipment for AT&T Mobility, Inc. would include 4 outdoor equipment cabinets located on a 12'x16' concrete pad. Support equipment for T-Mobile would include 4 outdoor equipment cabinets located on a 12'x16' concrete pad. All four carriers would share a proposed ice bridge to connect power from the equipment cabinets to the faux monobroadleaf tree. Finally, trenching would be conducted for the underground installation of power and telecommunication utility lines.

The project would involve approximately one vehicle trip per month for routine maintenance of the facility. Access to the site would be provided by a dirt private road connected to Highway 79. One parking space would be provided for a maintenance vehicle within the lease area.

The project is located on a 257.76-acre vacant parcel. The site is subject to the General Plan Regional Category Environmentally Constrained Area (ECA), Land

Use Designation (20) General Agriculture. Zoning for the site is A72 General Agriculture.

To screen the proposed wireless telecommunication facility and blend it in with the surrounding landscape, the project lease area would be surrounded by five existing 24" to 36" native oak trees. In addition, the faux broadleaf tree was selected for its suitability to the surrounding landscape and would be painted to mimic the colors and textures associated with a natural tree. The project would also include faux leaves, or 'socks', over the antennas to provide further screening.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Lands surrounding the project site include vacant open space with substantial mature vegetation and scattered rural residential uses. The topography of the project site and adjacent land is hilly with slopes exceeding 25%. The site is located within 1,000 feet of Highway 79.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Minor Grading Permit	County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Marcus Lubich
Printed Name

Date

Land Use/Environmental Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL REVIEW CHECKLIST

I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation. Generally, the viewshed from a highway includes the land adjacent to and visible from the vehicular right-of-way and extends the distance of a motorist's line of vision, using a reasonable boundary when the view extends to the distant horizon. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Based on a site visit completed by County staff on June 5, 2008, the proposed project would be visible from a County designated Priority Scenic Route (Highway 79). Although the proposed project would be visible from a Priority Scenic Route, the proposed project would not substantially degrade the existing visual character and quality of the project site and surroundings nor substantially degrade a scenic vista. The existing visual character and quality of the project site and surroundings can be characterized as vacant open space with substantial mature vegetation (including many mature oak trees), scattered rural residential uses, and hills. As the proposed telecommunications tower would be as much as 25 feet taller than surrounding oak trees in its immediate vicinity, there is the potential for it to visually "stand out" as an unnatural feature on the landscape. However, a number of proposed design features would serve to shield this element and blend it in with the surrounding environment. First, the project proposes to use a faux monobroadleaf tree that would be painted to mimic the color and texture of a natural tree. The appearance of the proposed panel antennas would be masked through the use of faux branches and antenna "socks" that look like leaves. Where visible from Highway 79, the proposed tower would mimic the

appearance of the many other mature trees in the area and would blend in with the surrounding landscape. Additionally, the five live oak trees that surround the proposed facility would fully screen all of the support equipment located within the 6 foot tall CMU block wall enclosure, making the support equipment invisible from the highway. Finally, the project is not anticipated to conflict with or degrade important visual elements or quality of the area as seen from these public vantage points. Therefore, the aesthetic impact is less than significant.

The project would not result in cumulative impacts to scenic resources within a scenic vista, a County priority scenic route, or a State Scenic Highway. Though the proposed facility would be visible from a County designated Priority Scenic Route, the facility would appear consistent with the existing natural elements of the surrounding landscape. In addition, by co-locating four wireless carriers on the same facility, the perceived change in the visual environment would be less noticeable than if the project were proposed as four individual faux towers placed at different locations along the Priority Scenic Route. Finally, the perceived visual change would lessen over time as surrounding vegetation continues to mature and provide additional screening for the tower when viewed from the highway. Therefore, the potential direct and cumulative aesthetic impacts resulting from the proposed project would be less than significant.

b) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project would not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

II. AGRICULTURAL RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site and the surrounding area do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A72, which is considered to be an agricultural zone. However, the proposed project would not result in a conflict in zoning for agricultural use, because the A72 Zone allows telecommunication facilities upon issuance of a Major Use Permit. Additionally, the facility would not conflict with any agricultural uses within the A72 Zone. The project site is located on a site under a Williamson Act Contract. However, as the wireless telecommunications facility would be consistent with the allowed uses in the contract, there would be no conflict with existing zoning for agricultural use or a Williamson Act contract.

III. AIR QUALITY -- Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not conflict or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable

portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions from the construction phase would be minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3.

Emissions associated with the project include very limited emissions of PM₁₀, NO_x and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (1 – 2 per month, inclusive of all carriers) associated with the project would not constitute a significant air quality impact. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM₁₀.

The proposed backup diesel-powered generator operated and maintained by Verizon would be required to obtain a permit to construct/operate from the SDAPCD. Any such permit would only allow emissions below the screening-level criteria established by SDAPCD, which would be considered less than significant. With respect to the trenching that would be conducted for the installation of power and telecommunications utilities, any grading in excess of 200 cubic yards is subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures.

Finally, the project would not include any elements that would cause objectionable odors nor would the project result in exposure of significant pollutant concentrations to sensitive receptors because the project would not produce significant pollutant concentrations.

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Report prepared by Pacific Southwest Biological Services (February 25, 2008), County staff biologist, Beth Ehsan, has determined that the site and the surrounding area support native vegetation, including Open Engelmann Oak Woodland and Non-Native Grassland. Implementation of the project would result in impacts to approximately 0.58 acres of Open Engelmann Oak Woodland. Non-Native Grassland would not be impacted. The Engelmann Oak (*Quercus engelmannii*) is a County of San Diego Sensitive Plant species. Although no oak trees are planned for removal, the equipment enclosure would be within the oak root zone, and therefore could impact tree roots and long-term survival. Vegetation on-site may also be used for nesting by migratory birds and raptors. To reduce these potential impacts to a level below significant, 1.74 acres of Open Engelmann Oak Woodland habitat of the same ecoregion would be purchased off-site in an approved mitigation bank or other County-approved land managed under an approved Resource Management Plan. The project would also be required to restrict all brushing, clearing and/or grading such that none would be allowed during the breeding seasons of migratory birds or raptors. Therefore, with mitigation incorporated, all potentially significant impacts would be reduced to a level below significant.

Upon reviewing the list of past, present and future projects in the surrounding area (refer to XVII - Mandatory Findings of Significance for a comprehensive list of the projects considered), it was determined that each project would also be required to mitigate at ratios set by the County of San Diego Guidelines for Determining Significance, which are designed to mitigate for both direct and cumulative impacts. The land used for mitigation would be within County-approved mitigation banks or other lands determined to have high habitat value and connectivity. Therefore, with mitigation incorporated, project impacts would not be cumulatively considerable.

- b) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Based on a site visit conducted by County staff, and as supported by the Biological Resources Report prepared by Pacific Southwest Biological Services (February 25, 2008), County staff biologist Beth Ehsan has determined that no riparian habitat occurs on site. However, the proposed project site contains Open Englemann Oak Woodland and Non-Native Grassland within the project boundaries. These vegetation communities qualify as sensitive habitat pursuant to the County's Guidelines for Determining Significance. The proposed project would potentially impact 0.58 acres of Open Englemann Oak Woodland. Therefore, to reduce these impacts to a level below significant, the project would purchase 1.74 acres of Open Englemann Oak Woodland habitat (a 3:1 ratio) in a County-approved mitigation bank or other County-approved land managed under a Resource Management Plan. Therefore all potentially significant impacts would be reduced to a level below significant.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5; or disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright on February 15, 2007, it has been determined that the project site is vacant and does not contain any historical or archaeological resources. Based on the analysis described above, the project would not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains

- b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

Unique Geologic Features – The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by staff on June 5, 2008, no known unique geologic features were identified on the property or in the immediate vicinity.

VI. GEOLOGY AND SOILS –

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides; ?
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
 - v. Result in substantial soil erosion or the loss of topsoil?
 - vi. Unstable geological conditions?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. However, the Uniform Building Code (UBC) and the California Building Code (CBC) classify all San Diego County with the highest seismic zone criteria, Zone 4. Although the project is within San Diego County, and thus, within the UBC and CBC Zone 4 seismic zone, the project would not expose people or structures to potential substantial adverse effects

associated with rupture of a known earthquake fault or strong seismic groundshaking. This is because the project is an unmanned wireless telecommunication facility that would not involve habitable structures or significant construction of property. In addition, to ensure the structural integrity of the equipment shelter, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, as the facility would be unmanned and the equipment shelter would conform to CBC and County Code requirements, there would be a less than significant impact associated with rupture of a known earthquake fault or seismic groundshaking.

The site is located within a low to marginal landslide susceptibility zone. Also, according to the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, the soils on-site are identified as Crouch rocky coarse sandy loam (CuE), Holland stony fine sandy loam (Hne), Sheephead rocky fine sandy loam (SpG2) and Sheephead rocky fine sandy loam (SpE2) that have a soil erodibility rating of severe and are not considered expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). Therefore, impacts associated with landslides and seismic-related ground failure, including liquefaction, would be less than significant.

The project would not result in unprotected erodible soils; would not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and would not develop steep slopes. Although the project would result in site disturbance associated with installation of the faux monobroadleaf tower, equipment enclosure and utility trenching, grading would result in total soil movement of less than 700 cubic yards and the project would be required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING), which regulate soil disturbance and restoration. Therefore, the proposed project would not result in substantial soil erosion or loss of topsoil, nor create unstable geologic conditions. Therefore, the impact is less than significant.

In addition, the project would not contribute to a cumulative geologic or soils impact because all past, present and future projects evaluated for this initial study that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Stormwater Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Also, all past, present and future projects evaluated for this initial study that involve issuance of a building permit must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be

approved before the issuance of a building permit. Therefore, the cumulative geologic and soils impact is less than significant.

Based on the above, potential geologic and soils impacts as they pertain to the criteria listed in question VI. a) are less than significant.

- b) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is for an unmanned wireless telecommunication facility and does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or because the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would include 20 Northstar lead acid batteries (NSB170FT), representing approximately 48.8 gallons of hazardous liquid. The batteries would be located within the proposed Verizon equipment shelter to support the radio cabinets. In addition, the proposed project includes a 30kW backup diesel-powered generator that would be located on a 50 square foot concrete pad. However, the project would not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances would be in full compliance with local, State, and Federal

regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans, chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that all onsite hazardous materials storage will occur in compliance with local, State, and Federal regulation; the project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances.

- b) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports, within two miles of a public airport, or within one mile of a private air strip. Also, the project does not propose construction of any structure equal to or great than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

- c) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project would not interfere with this plan because it would not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the project due to the location of the project and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and, as such, a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan would not be interfered with because the project is located outside a dam inundation zone.

- d) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The proposed project has demonstrated compliance with County Policy FP2, Fire Code Compliance for Cellular Facilities. The goal of the fire prevention standards in Policy FP2 are to make sure cellular sites are self protecting, with no fire agency emergency response anticipated, especially in major wildland incidents. This is accomplished primarily through construction with non-combustible exterior materials. Based on compliance with the County Policy FP2, Fire Code Compliance for Cellular Facilities, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

- e) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, the project is an unmanned telecommunication facility that would not include any new residents or occupants that could be exposed to existing vector sources.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes an unmanned wireless telecommunication facility, which requires completion of a Stormwater Management Plan (SWMP) for Minor Projects to demonstrate compliance with all requirements of the County of San Diego Watershed Protection Ordinance. The Stormwater Management Plan (SWMP), dated August 20, 2007 for the proposed project, was reviewed by the Department of Public Works and deemed complete. The project proposes minor grading, trenching and construction of the telecommunication facility and would be required to implement site design measures and/or source control Best Management Practices (BMPs) to prevent pollutants to the maximum extent practicable from entering storm water runoff and receiving waters. Implementation of BMPs such as fiber rolls and sandbag barriers, as detailed in the SWMP for this project, would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The proposed BMPs identified in the project's SWMP for minor projects are consistent with regional surface water and storm water planning and permitting processes that have been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an impaired water body, as listed by the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulations for the County of San Diego, Incorporated Cities of San Diego County, and the San Diego Unified Port District include the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and, County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purpose of these ordinances is to protect the health, safety and general welfare of County of San Diego residents; protect water resources and improve water quality; cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; secure benefits from the use of storm water as a resource; and ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions and requirements that vary depending on the type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to obtain permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for

projects so that water quality is not degraded from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and proposes BMPs or design measures to mitigate impacts that may occur in the watershed. As the proposed project would be required to implement the water quality protection measures contained in its Stormwater Management Plan, the impact would be less than significant.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not use groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). Therefore, no impact to groundwater resources would result from implementation of the proposed project.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project is an unmanned telecommunication facility that, due to its small size (2199 square foot lease area and 60-foot tall faux monobroadleaf), limited disturbance area, and location away from streams and rivers,

would not substantially alter the drainage pattern of the site or area, nor alter the course of a stream or river, to result in substantial erosion or siltation on- or off-site.

The project proposes minor grading and construction for the equipment shed and utility trenching. Existing natural topography and drainage courses on- and off-site would not be altered as a result of the project. The five existing oak trees that would surround the proposed equipment enclosure would remain and be incorporated as part of the visual screening strategy for the project; therefore, the existing characteristics of the site that influence drainage would not be substantially altered and would not result in an increase in flooding. Furthermore, the project's Stormwater Management Plan requires implementation of Best Management Practices (BMPs) that would minimize erosion and sedimentation in onsite and downstream drainage swales. The Department of Public Works would ensure that the Stormwater Management Plan is implemented as proposed. Due to these factors, impacts associated with significantly increased erosion or sedimentation and altered drainage patterns of the site or area on- or off-site are less than significant. In addition, erosion and sedimentation would be controlled within the boundaries of the project; therefore, the project would not contribute to a cumulatively considerable impact. For further information on project impacts related to soil erosion, refer to VI., Geology and Soils, Question b.

- d) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project does not include nor require stormwater drainage systems. Furthermore, the project would not result in a significant increase in pervious surfaces that could contribute runoff water that would exceed the capacity of existing stormwater drainage systems. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

- e) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact would occur.

- f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: 100-year flood hazard areas were not identified on the project site; therefore, no impact would occur.

- g) Expose people or structures to a significant risk of loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam; or from inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. As the project site is not located along the shoreline of a lake or reservoir, nor within one mile from the coast, the site would not be at risk of inundation by seiche or tsunami.

Mudflow is a type of landslide. The project site is not located within a landslide susceptibility zone. In addition, the project does not propose land disturbance that would expose soils nor is it located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project would expose people or property to inundation due to a mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunication facility and does not propose the introduction of major roadways, water supply systems, or other major infrastructure that could significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy Environmentally Constrained Area and General Plan Land Use Designation (20) General Agriculture.

The project is consistent with the General Plan because the wireless telecommunication facility would not change the planned rural character of the Land Use Designation. The project would be compatible with the residential and agricultural land uses in the surrounding area because the project would incorporate harmonizing design features and vegetative screening to blend into the surrounding area. Furthermore, the installation of the telecommunication facility would not require significant alteration to the landform. Therefore, the project is considered suitable for the site in terms of the proposed type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses and the General Plan. (Refer to Section I. Aesthetics for additional information).

The project is subject to the policies of the North Mountain Community Plan. The project proposes to utilize colors and materials which visually blend into the surrounding landscape, which complies with the North Mountain Community Plan policy of maximizing compatibility between towers, support facilities, and structures and the surrounding environment by utilizing colors and building materials on all towers, support

facilities, and structures which visually blend into the surrounding landscape. Therefore, the proposed project is consistent with the policies of the North Mountain Community Plan.

The property is zoned A72 which permits wireless telecommunication facilities upon the issuance of a Major Use Permit pursuant to the San Diego County Zoning Ordinance Section 6980. Although the Zoning Ordinance has a 35-foot height restriction, the project would be granted a specific exception pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 60 feet tall. Therefore, the proposed project is consistent with plan and zone.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or to a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is a wireless telecommunication facility that would involve a limited area of construction. Due to the small size of the project, any future use or availability of mineral resources would not be lost as a result of the project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Noise-generating attributes of the proposed project include temporary noise associated with construction of the facility and long-term noise associated with four proposed HVAC air condenser units located on two equipment shelters and the use of an emergency back-up generator. The proposed HVAC air condenser units and back-up generator would be located approximately 1,108 feet from

the nearest property line to the east. The proposed project is subject to noise requirements contained in the County of San Diego General Plan Noise Element and County of San Diego Zoning Ordinance Section 36.404 and 36.410.

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise-sensitive areas. A proposed use that has the potential to expose noise-sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dB(A)) must have an acoustical study prepared. If the acoustical study finds that the proposed project would generate noise in excess of 60 dB(A) CNEL, modifications must be made to the project to reduce noise levels. Noise-sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute.

Noise Ordinance – Section 36.404

Section 36.404 of the Noise Ordinance prohibits the one-hour average sound level at the boundary of the property on which the sound is generated to exceed a pre-determined limit defined by the property's zone. The proposed project site is zoned A72. Adjacent properties are also zoned A72. The most stringent one-hour average sound limit for Zone A72 is 45 dB.

The proposed project would generate long-term noise through the use of four air conditioner units and a back-up generator. A noise sensitive use, an Indian Reservation, is adjacent to the property to the east. However, since the proposed facility would be located approximately 1,108 feet from the nearest property line, the project would not expose persons to or generate noise levels in excess of general plan or noise ordinance standards. This is based a review by County Noise Specialist Emmet Aquino on January 31, 2008 . Finally, the project would be required to implement permit conditions to demonstrate compliance with the standards in the County Noise Ordinance. Therefore, the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

The proposed project would generate short-term noise associated with construction/grading activities. However, construction operations would occur during permitted hours of operation pursuant to Section 36.410. Also, due to the small scale of construction required, it is not anticipated that the project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. Therefore, the short-term construction impact to noise sensitive areas is less than significant.

Finally, noise impacts resulting from the proposed project would not be cumulatively considerable. The project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36.404 and 36.410) ensures the project would not exceed noise standards for noise-sensitive areas, nor would it exceed noise level limits at the property line or during construction.

Therefore, the project would not contribute to a cumulatively considerable exposure of persons to noise levels in excess of standards established in the local general plan or noise ordinance.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

c) A substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. The proposed project is a wireless telecommunication facility that would not result in an increase in noise levels by 10 decibels due to the limited noise producing equipment included as part of the project and based on the fact that the

project would comply with noise limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable noise control regulations as detailed in Question XI. a). Also, the project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

The project would not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located within an airport land use plan, or within two miles of a public airport, public use airport or private airstrip. Therefore, there is no impact.

XII. POPULATION AND HOUSING -- Would the project induce substantial population growth in an area, either directly or indirectly; displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunication facility that would have no effect on the availability of housing, nor displace housing or people. Furthermore, the project does not propose new or extended infrastructure or public

facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. Therefore, the project would not induce substantial population growth by proposing a physical or regulatory change that would remove a restriction to or encourage population growth.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would not result in the need for significantly altered public services or facilities. Correspondence from the Department of Planning and Land Use, Building Division confirmed that the project would meet fire code access, water supply and fuel modification requirements, thereby exceeding FP-2 requirements.

Furthermore, as an unmanned telecommunication facility, the project does not require the construction of new or physically altered governmental facilities including fire protection facilities, sheriff facilities, schools, parks or other public service facilities in order to maintain acceptable service ratios, response times or other performance objectives. Therefore, the project would not have an adverse physical affect on the environment due to new or significantly altered public services or facilities.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, such as a residential subdivision, mobile home park, or construction of a single-family residence. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities, and as discussed in XIV. a., would not result in the construction or expansion of recreational facilities. Therefore, there is no impact to recreation.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would result in an additional one to two trips per month (inclusive of all carriers). The project was reviewed by DPW staff and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project generates up to two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and would not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project would not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The proposed project would result in an additional one to two trips per month (inclusive of all carriers). The project was reviewed by DPW staff and was determined not to exceed a level of service (LOS) standard at the direct project level for the following reasons: The proposed project generates up to two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and would not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project would not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways.

However, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based

on a summary of projections contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates up to two trips per month. These trips would be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which is required at issuance of building permits, in combination with other components of the program described above, would mitigate potential cumulative traffic impacts to less than significant.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project would not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project would not significantly alter traffic safety on State Route 79 (SR79) or any other public road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of DPW and CALTRANS. Any and all road improvements would be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site shall be to County and CALTRANS standards. The proposed project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not result in inadequate emergency access. Correspondence from the Department of Planning and Land Use, Building Division confirmed that the project would meet fire code access and exceed FP-2 requirements. Additionally, public roads used to access the proposed project site conform to County standards. Therefore, the project has adequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: An area for one vehicle would be available near the proposed telecommunication facility. The project anticipates quarterly visits by each carrier. Due to the limited frequency of vehicle trips to the site and the fact that only one maintenance vehicle would use the site per visit, there is ample parking for the anticipated use of the site. Therefore, the project would not result in an insufficient parking capacity on-site or off-site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is an unmanned telecommunication facility. The implementation would not result in any construction or new road design features and does not propose any hazards or barriers for pedestrians or bicyclists, therefore the project would not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned telecommunication facility that would not result in wastewater discharge to sanitary sewer or on-site wastewater systems (septic). Therefore, the project would not exceed any wastewater treatment requirements. Furthermore, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project would not require construction of new or expanded facilities, which could cause significant environmental effects.

- b) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve the construction of new or expanded stormwater drainage facilities. As a result, significant environmental effects would not occur from the construction of new or expanded facilities.

- c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project does not involve or require water services from a water district. The project is an unmanned wireless telecommunications facility that would not rely on water service for any purpose.

- d) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is an unmanned wireless telecommunication facility that would not produce any wastewater; therefore, the project would not interfere with any wastewater treatment providers service capacity.

- e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunication facility and would not generate solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant that would be potentially impacted by the project include Biological Resources, and specifically, 0.58 acres of Open Englemann Oak Woodland. However, mitigation has been included that clearly reduces these effects to a level below significant. This mitigation includes the purchase of 1.74 acres of Open Englemann Oak Woodland habitat credit from a mitigation bank approved by the California Department of Fish & Game located in the Northern Mountains ecoregion or to provide for the conservation and habitat management of a minimum of 1.74 acres of Open Englemann Oak Woodland habitat located in the Northern Mountains ecoregion. No impacts to Cultural Resources are anticipated to occur as a result of implementation of the proposed project. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Santa Ysabel Peak/ Nextel Wireless Facility	P06-036
Crazy-A-Ranch Major Use Permit	P06-075
Los Robles Ranch, Tentative Map	TM 5226

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the TIF, which would be required prior to the issuance of building permits. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII. Hydrology and Water Quality, XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to noise and transportation and traffic. However, mitigation has been included that clearly reduces

these effects to below a level of significance. This mitigation includes construction of an L-shaped sound attenuation barrier and payment of the TIF. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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